

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1013 TALBOT STREET SOUTH REDAN VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$449,990

&

\$479,990

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

House

Suburb

Redan

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

10 CLARKSON STREET SEBASTOPOL VIC 3356	\$502,000	22-May-22
913 RIPON STREET SOUTH REDAN VIC 3350	\$460,000	10-Jun-22
216 YARROWEE PARADE REDAN VIC 3350	\$465,000	08-Jun-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18 October 2023



**10 CLARKSON STREET
SEBASTOPOL VIC 3356**

 3  1  2

Sold Price **\$502,000** Sold Date **22-May-22**

Distance **0.14km**



**913 RIPON STREET SOUTH REDAN
VIC 3350**

 3  1  2

Sold Price **\$460,000** Sold Date **10-Jun-22**

Distance **0.23km**



**216 YARROWEE PARADE REDAN
VIC 3350**

 3  1  1

Sold Price **\$465,000** Sold Date **08-Jun-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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